

## MANHEIM 2-UNIT INVESTMENT PROPERTY

Saturday, December 14, 2024 • 10am

67 N. MAIN ST.  
MANHEIM, PA 17545



Open Houses: Sat. Nov. 23, 10am-12pm  
& Mon. Nov. 25, 4:30pm-6pm  
Or Call For An Appointment

**T**his affordable investment property, nestled in Manheim, is within walking distance of local restaurants and stores. The building consists of a first floor one bedroom apartment with a cozy living room, full bathroom and eat in kitchen. The second floor features a living room, a recently remodeled eat in kitchen, full bathroom and two additional rooms located on the third floor as well as a balcony. The second floor unit has been recently remodeled while the first floor unit is in need of cosmetic updates but offers great potential. Other amenities include on and off street parking and easy access to Route 72 and 772.



### FEATURES

- ✔ WELL LOCATED
- ✔ RECENTLY REMODELED UNIT
- ✔ ON & OFF STREET PARKING

Auction for: Dean Garman  
Attorney: JD Young

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

[www.hessauctiongroup.com](http://www.hessauctiongroup.com)

[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** Duplex  
**Construction:** Frame  
**Exterior:** Plywood  
**Roof:** Preformed Metal  
**Square Footage:** 1,536 sq. ft.  
**Lot Size:** 0.08 acres  
**Year Built:** 1880

**Heating/Cooling:** Electric Baseboard  
**Water/Sewer:** Public  
**Zoning:** Central Business District  
**Taxes:** \$2,718  
**School District:** Manheim Central SD  
**Township:** Manheim Boro



**\*For information about financing call 717-664-5238\***

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

#### LENDERS

**Chris Karshin**  
Fulton Bank  
717-682-0693  
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